General Location:			
Other Parcel Info.:			
Tax ID Number:	999 999 Jurisdiction:		
Size of Tract:			
Accessibility:			
GENERAL LAND USE	INFORMATION		
Existing Land Use:			
Surrounding Land Use:			
Proposed Use:	Density:		
Sector Plan:	Sector Plan Designation:		
Growth Policy Plan:			
Neighborhood Context:			
ADDRESS/RIGHT-OF-	WAY INFORMATION (where applicable)		
Street:			
Location:			
Proposed Street Name:			
Department-Utility Report:			
Reason:	Amendments to the Knoxville Zoning Ordinance, Article II, Definitions, and Article IV, Section 3.12, TC- 1 (Town Center District), to change provisions regarding permitted uses and other related ordinance provisions		
ZONING INFORMATIC	N (where applicable)		
Current Zoning:			
Former Zoning:			
Requested Zoning:			
Previous Requests:			
Extension of Zone:			
History of Zoning:			
PLAN INFORMATION Current Plan Category:	(where applicable)		

CASE SUMMARY APPLICATION TYPE: ORDINANCE AMENDMENT

11/5/2012 11:21 AM



865•215•2500

FAX•215•2068 www•knoxmpc•org

Related File Number: Date of Revision: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

File Number:

Applicant:

Application Filed:

4-A-12-OA

3/6/2012

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested: S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

Amendments to the Knoxville Zoning Ordinance, Article II, Definitions, and Article IV, Section 3.12, TC-1 (Town Center District), to change provisions regarding permitted uses and other related ordinance provisions

MPC ACTION AND DISPOSITION **Planner In Charge:** Mark Donaldson approve the proposed amendments as shown in Exhibit A Staff Recomm. (Abbr.): APPROVE the proposed changes to Article IV, Section 3.12, TC-1 (Town Center District) as shown Staff Recomm. (Full): under Exhibit A The Planning Commission was requested to review provisions of the City of Knoxville's TC-1 (Town Comments: Center) District dealing with permitted uses and maximum building heights in the district's Core Area. The request deals specifically with a preliminary proposal for a medical office that may be located in a portion of the town center development now underway at the intersection of Northshore Drive and I-140 (Pellissippi Parkway). In May, 2009, the Planning Commission recommended that City Council adopt several changes to the TC-1 (Town Center) District regulations. The purpose of the TC-1 District is to foster mixed use, New Urban type development at appropriate locations throughout the community. Currently, the ordinance calls for the creation of a mixed-use Core Area, largely composed of ground floor retail and upper story residential, office or retail uses. The recommended changes would have allowed, among other things, limited one-story development, including, grocery stores. Other revisions were proposed after the review of New Urban development provisions in other cities that dealt with a variety of design and development issues, including one-story development, grocery stores and parking standards. The proposed changes were forward on to City Council, where they were withdrawn on November 17, 2009. The changes being proposed with this request are consistent with some of the changes proposed in 2009. In addition to allowing offices, including medical offices and clinics, as ground floor uses in the Core Area and providing more flexibility in the maximum height of buildings, the recommended changes include a provision for alternative compliance. This provision would permit the consideration of proposals that offer appropriate design solutions not otherwise allowed through a strict interpretation of the zone's requirements and standards. Such submissions would be considered under the ordinance's use on review procedures. The revisions maintain the intent of the TC-1 District as a zone that fosters mixed use, New Urban type development in the community. The changes are shown in Exhibit A. Action: Approved 4/12/2012 Meeting Date: Details of Action: Summary of Action: approve the proposed amendments as shown in Exhibit A Date of Approval: 4/12/2012 Date of Denial: **Postponements:** Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION Legislative Body: Knoxville City Council Date of Legislative Action: 5/15/2012 Date of Legislative Action, Second Reading: 5/29/2012 Ordinance Number: O-80-2012 Other Ordinance Number References: O-80-2012

Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	